

Appendix 4

Retrospective planning permission Tournerbury Woods – Planning application APP/21/01310

Appendix 4 (updated) to HMPC Ltd letter 17 August 2022

Updated 2 November 2022

SSSI/AONB and Nature Reserve Wedding Venues

We submit this paper in response to documents submitted to the planning portal by a [REDACTED], titled “Objection_8th_September_2022_1712991” and “Objection - Appendix 2 (8th September 2022).”

In the first document [REDACTED] requests that our Appendix 4 to letter to HBC 17_08_2022 1692441.pdf is removed from the website and not treated as a ‘background paper’ such that it “would not be available for consideration by Councillors in their decision making on this matter”.

We respectfully request that this request is not granted because of a great number of inaccuracies and omissions illustrated by the documents submitted by this individual.

In response to the documents submitted by [REDACTED], we continue to stand by our statement that a designation such as SSSI status, AONB or Nature Reserve and others does not mean that weddings and events cannot take place within these designated areas.

We provide evidence to support this view which has been gathered through a combination of site visits, detailed discussions and desk-based study.

In this updated Appendix we also include images of maps taken from the Government’s own MAGIC maps site. The MAGIC maps have been overlaid with the designations we have considered and alongside this is a description of how the site at each venue is used by guests. This includes whether guests might have access to the designated areas often including SSSI land or other special designation status. This overall use was the meaning that we were aiming to convey in our previous document, but appreciate that an update is helpful to provide further detail and clarification.

The updated document demonstrates clearly that many of the sites shown are indeed on land with the designations described, but that the MAGIC maps presented by [REDACTED] either misplace the venues themselves or misrepresent the entirety of the land area that is offered as part of the venue/event hire, or that the maps omit all the relevant designations.

These venue sites rely specifically on the income generated by such events in order to help them preserve and conserve their special environments, and this is publicly stated on many venue websites. This is simply all that Tournerbury does.

Our sample of sites has been updated and once again it is important to stress that it is a small sample, out of a very great number of such sites with designations, around the country that include access to special and protected locations for weddings and events and aspects of these activities form part of the event hire.

It is important to understand, and a point which is misunderstood or not known by the objectors, that the hire of locations for weddings and events often doesn’t consist of a single area in which all aspects of the wedding or event are conducted. Wedding and event venues often include multiple areas and layers where guests are able to celebrate together with friends and family in many different ways.

All of the venues listed, whether in the middle, surrounded by, adjacent to or near to SSSI units or AONB's or Nature Reserve's allow guests full and sometimes exclusive access to these areas. This might be for the purpose of walks, children's/guests treasure hunts, photographs or other celebratory activities and games determined by the event hirers and entirely associated with the wedding or event. This is how venue hire works.

A selection of photos of these aspects of weddings/events at the venues below is included as well as the MAGIC maps which show the areas that guests and hirers may be able to use or be together in for the duration of or parts of their event and for the purpose of many (but not exclusively) of the activities suggested above.

That this is the nature of such events may be inconvenient to objectors, but nevertheless it is a fact that the designations listed are often unique selling points for these venues and ones that they rely upon in order to attract the income they need in order to help preserve and conserve these environments.

We therefore disagree with the statement made in the undated objection letter labelled *Objection_8th_September_2022_1712991* that *"This is wrong. In the case of SSSI's the designation does mean events cannot take place in venues on SSSI land without Natural England consent and this is rarely if ever given."* It is a plain truth that certain aspects of many events do most definitely take place on SSSI land (and land with other special status such as AONB and Nature Reserves) and so consent for this is often given.

We stand by our statement that wedding and event venues or areas of these venues can most definitely be sited on, in the midst of or near such designated sites. The two can go hand in hand for the benefit of the site. Evidence of this benefit at Tournerbury is provided by the consistently favourable condition site assessments made by Natural England of Tournerbury Woods over the many years in which weddings and events have been taking place on site.

This is in stark contrast to the results of assessments made in the vast majority of the other SSSI units within Chichester Harbour who have not benefitted from such investment, and yet which are under the management of Chichester Harbour Conservancy – another objecting party to this application.

We once again draw your attention to The Itchenor Sailing Club venue, sited to the east of Tournerbury, across Chichester Harbour but is subject to very similar environmental and SSSI considerations as the Tournerbury Woods Estate.

██████████ submissions continue to make a false claim that *"In Tournerbury Woods the applicant has unilaterally made a wide range of changes to set up the wedding venue without consent for a large number of ORNECs."* He continues to say he will *"send a catalogue of unconsented damage to the special interest of the SSSI in a separate communication in order to set this out in detail."* We respectfully request that this statement and catalogue are disregarded as the writer has never visited the site and has no knowledge of the true history of the site nor knowledge of any of the detailed meetings, discussions and agreements that the Applicant has had with Natural England over many decades regarding the management of the woodland and in particular the special feature of the SSSI.

The writer is relying on anecdotal information provided to him by an aggrieved ██████████ of the applicant amongst others, who for personal reasons do not wish to see the woodland at Tournerbury preserved and conserved in a sustainable manner through the wedding and events venue.

Most of those objecting own substantial properties sited opposite Tournerbury Woods in Salterns Close and Salterns Lane (██████████) and use their own foreshore areas and the creek for recreational purposes but are reluctant for visitors to Tournerbury to do similar.

Many of the statements made in the catalogue (labelled Appendix 1 and dated 20th September 2022) are false, misleading and categorically incorrect and have been written without full understanding of the discussions and agreements that have taken place regarding the site.

We recognize however that it is not the fault of the author of this catalogue that they have written such statements without the truthful knowledge about the site and its long history, as they could not have been party to any of the detailed discussions that have taken place over many years between the Applicant and Natural England. With the greatest of respect, we believe that the author is also not a woodland management or ecology specialist and has no experience of such matters either in theory nor in practice. Therefore, we respectfully request that the catalogue is disregarded as it is inciting a level of malice and misunderstanding that is hurtful to the Applicants and is serving to spread incorrect rumor and conjecture.

[redacted] (and other objecting commentators who object on ecological or unlawful grounds such as [redacted] and the Chichester Harbour Conservancy) have not attended any of the meetings and site inspections of the whole of Tournerbury Woods (including the whole of the venue area) carried out by Natural England in collaborative working between Natural England and The Tournerbury Woods Estate since 2010 –

Onsite walkover meetings (of the whole of Tournerbury Woods and the whole of the Venue Area) and inspections of operations carried out at Tournerbury were as follows –

Meeting 1: Summer 2010 -

Natural England Environmental Planning Adviser, Government Team
and
Natural England Lead Adviser – Land Management Team.

Meeting 2: Winter 2012 -

Natural England Lead Adviser – East Hampshire Coast

Meeting 3: Summer 2013 –

Natural England Protected Sites - Lead Adviser - Delivery Team South
and
Natural England Adviser - East Hants Coastal Plain

Meeting 4: Winter 2013 -

Natural England - Lead Adviser - Delivery Team South
and
Natural England - Lead Adviser – Hampshire
and
Natural England - Team leader Sussex & Kent

Meeting 5: Spring 2014 –

Natural England - Lead Adviser - Hampshire
and
Woodland Officer – Forestry Commission

Meeting 6: Spring 2015 -

Natural England Hampshire & Isle of Wight **Team Leader**
and
Natural England Lead Ecologist – Dorset, Hampshire, Isle of Wight / Field Unit Ecologist

It should be noted that at this meeting, the Natural England Hampshire and Isle of Wight Team Leader stated “What you are doing with Tournembury is such a good use of land as you are giving sustainable managed access to the Public to the SSSI on wedding days” – This conversation was recorded at the time.

Meeting 7: Spring 2015 -

Natural England Lead Ecologist – Dorset, Hampshire, Isle of Wight / Field Unit Ecologist

Meeting 8: Spring 2015 -

Natural England Lead Ecologist – Dorset, Hampshire, Isle of Wight / Field Unit Ecologist
(Integrated Site Assessment visit)

Meeting 9: Spring 2016 -

Natural England Lead Adviser, Coastal Team South / South East.

Meeting 10: Summer 2016 -

Land Management Lead Adviser

and

Lead Ecologist – Dorset, Hampshire, Isle of Wight / Field Unit Ecologist

Meeting 11: Winter 2018 -

Natural England East Hampshire **Team Leader**

and

Lead Ecologist – Dorset, Hampshire, Isle of Wight / Field Unit Ecologist

Meeting 12: Autumn 2022 -

Natural England Land Management Adviser (Solent) Berkshire, Hampshire Downs & Coast

and

Natural England Land Management Adviser

and

Natural England Lead Adviser – Protected Sites Monitoring, Thames Solent Area.

(Integrated Site Assessment visit)

██████████ and other objector’s including ██████████ in Tournembury Farm and Chichester Harbour Conservancy and the ██████████ have zero knowledge of the close working relationship between Natural England and The Tournembury Woods Estate and have not been party to any of the meetings and inspections held at Tournembury between Natural England and the TWE as listed out above, nor to any of the private arrangements and discussions lawfully made and agreed between the Tournembury Woods Estate and Natural England.

Both ██████████ in his September 2022 objection documents and Chichester Harbour Conservancy have continually throughout this planning process misled the decision makers by stating that the last condition assessment of Tournembury Woods was taken in 2010 and that any work undertaken at Tournembury Woods is unlawful, when it is not so. The last condition assessment was actually the new Natural England version of the Condition Assessment, now called an “**Integrated Site Assessment**” or ISA. This was conducted over the whole of Tournembury Woods including the venue area in April 2015. The conclusion of that ISA was that ecologically and to SSSI standards that Tournembury remained in a “**FAVOURABLE CONDITION WITH NO CONDITION THREATS IDENTIFIED**”.

If the objectors such as [REDACTED] were more honest in their objection submissions, they would have noted to the Council that a full ISA was undertaken in Spring 2015 when all of the work that the objectors say is unlawful had already been undertaken and that no degradation of the SSSI was noted or recorded by Natural England. As this truth is highly inconvenient to the objectors false narrative of 'harm', they have ignored it, despite the information being publicly available on the Natural England website.

Elmley Nature Reserve – Isle of Sheppey SSSI, SPA and Ramsar, National Nature Reserve
<https://www.elmleynaturereserve.co.uk/>

Huge number of rare and endangered species and especially important for breeding wading birds and over-wintering birds. Designated in 1991 as a National Nature Reserve (by Natural England). It is a site of international wildlife significance.

Sustainability is at the heart of all they do, as is wildlife conservation. They believe that the best way to safeguard the natural environment is to ensure that people understand and appreciate their local wildlife. They are passionate about sharing Elmley and its wildlife to new people and ensuring their guests have the best possible experience of the nature at Elmley.

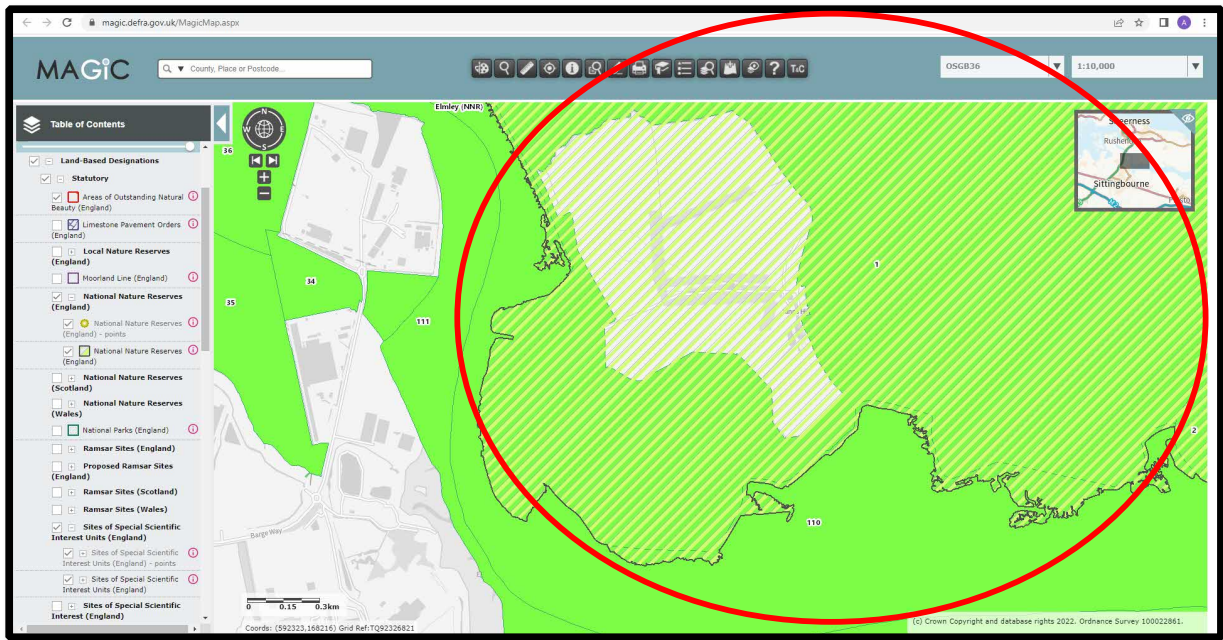
Wedding party and guests stay in the middle of the Nature Reserve in bespoke huts and bell tents (Reserve marked in green hashes on the MAGIC map below – the Reserve incorporates SSSI designated land in bright green block on the MAGIC map).

Live bands and discos are encouraged and acoustic songs around the fire are encouraged for those who are glamping. Up to 200 people per event. Music stops at midnight, but can continue acoustically around the fire pit. Licensed for ceremonies, drink and entertainment. Pop up bell tent village accommodates up to 40. Hire information states:

“With exclusive use of our venue on the Nature Reserve, weddings at Elmley are truly personal and bespoke as we believe your wedding should be about you. When you get married with us, Kingshill Farm is exclusively yours for your time here and with all 3,300 acres of Elmley Nature Reserve’s untouched wilderness and breath-taking beauty as the stunning backdrop for your big day, with a range of venue spaces to have an incredible personal celebration with your loved ones.

Their website also states “welcome to explore the Reserve over your stay, walk along miles of nature trails, enjoy a sunset swim from Elmley’s private beach, enjoy a wedding morning yoga session on the hay meadows.”

MAGIC map illustrates part of the Elmley wedding venue. As part of the wedding/event feature, guests have the freedom to explore the whole site which includes the SSSI designated land (bright green block colour in first map and darker green stripes in second map) – this is part of the venue that weddings hire for their stay. Accommodation is in the farm area but directly adjacent to the SSSI and Nature Reserve (stripes in first map and lighter stripes in second map) which guests have direct access to and can use for activities for their wedding. Red circle in the first map denotes the freedom which wedding guests and hirers have to use the Nature Reserve AND the areas denoted as SSSI – this is all part of the venue. (Note that only a small portion of the 3,300 acres is shown on the map provided in order to mirror the map provided by the objectors). In the second map the red circles show the relationship between the accommodation offered which is within the nature reserve, but directly adjacent to the SSSI. The small yellow circles denotes Cockle Shell beach – Elmley’s private beach which guests are invited to use, right within the SSSI and Nature Reserve.

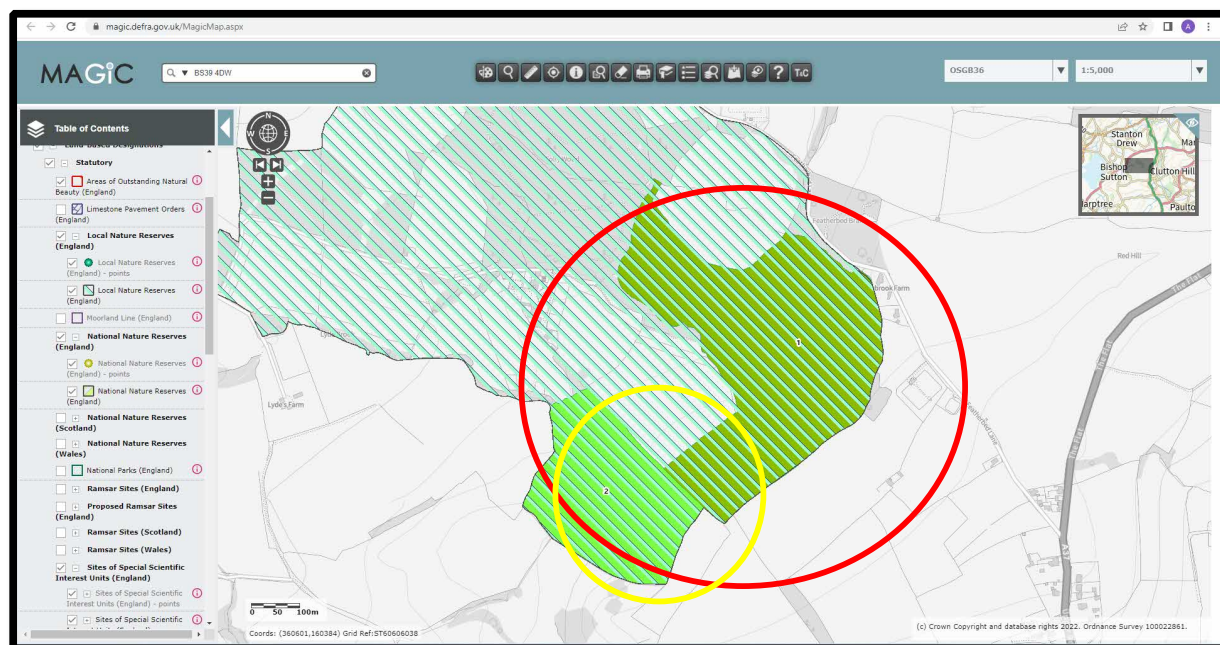


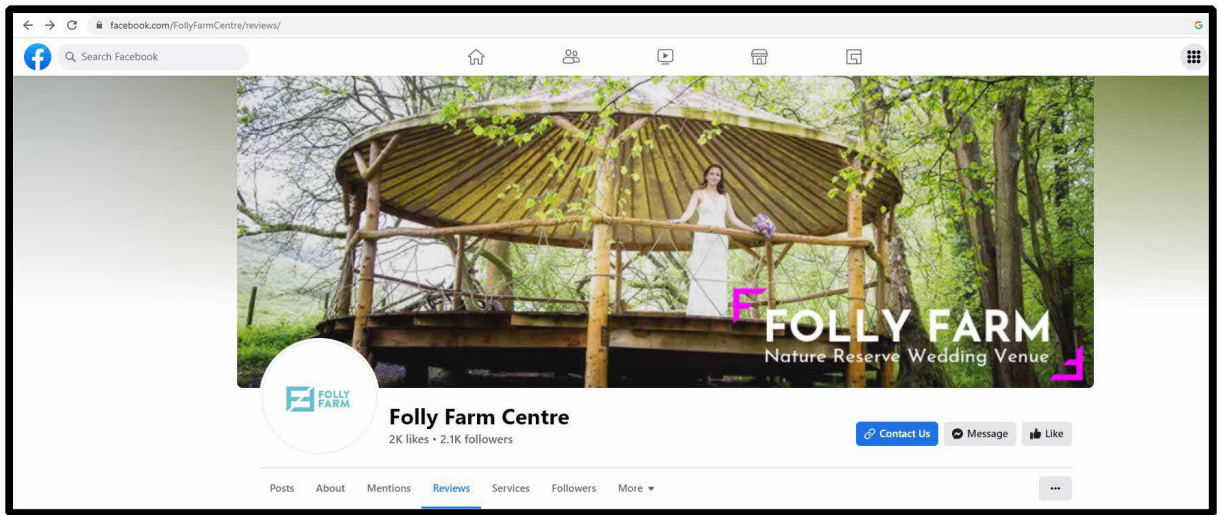
Folly Farm, Avon Wildlife Trust, Bristol SSSI – 250 acre AONB, Nature Reserve and SSSI
<https://www.follyfarm.org/>

Dowlings Wood at Folly Farm is a SSSI (numbered 2 on MAGIC map below) because it is a good example of traditionally managed, unimproved neutral grassland, now rare in Britain. Meadows are also SSSI

Folly Farm is an award-winning education, conference and wedding venue. Offers accommodation for up to 58 people in the 18th century farmhouse and converted cow shed studios, and also camping. An inspirational conference and meeting venue. It offers unique team-building activities and is a beautiful, relaxed wedding venue. Private hire is also available for family celebrations and retreats. They offer packages for birthdays to stag and hen-do's.

The barn buildings can host up to 100 guests, marquees can be put up on site. Amplified music switched off at midnight and bar closes. Guests can then move to the firepit. No set time for guests to leave. Guests have complete access to the SSSI area of Dowling's Wood for the purposes of guest activities such as wedding/event games, children's treasure trails, photographs in special woodland structures and just the chance to experience the beauty of the 250 acre AONB. The red circle denotes some of the areas that wedding/event guests are free to access during their time at Folly Farm – note that this specifically includes the SSSI area.





This photo at Folly Farm shows an event structure within Dowling's Wood (circle in yellow above) – Dowling's Wood is part of the SSSI and the Nature Reserve at the Folly Farm venue and guests have full access to the whole site. Folly Farm website quote:

“All our wedding packages offer exclusive use of the whole site, giving you space to unwind and enjoy the company of your family and friends.”

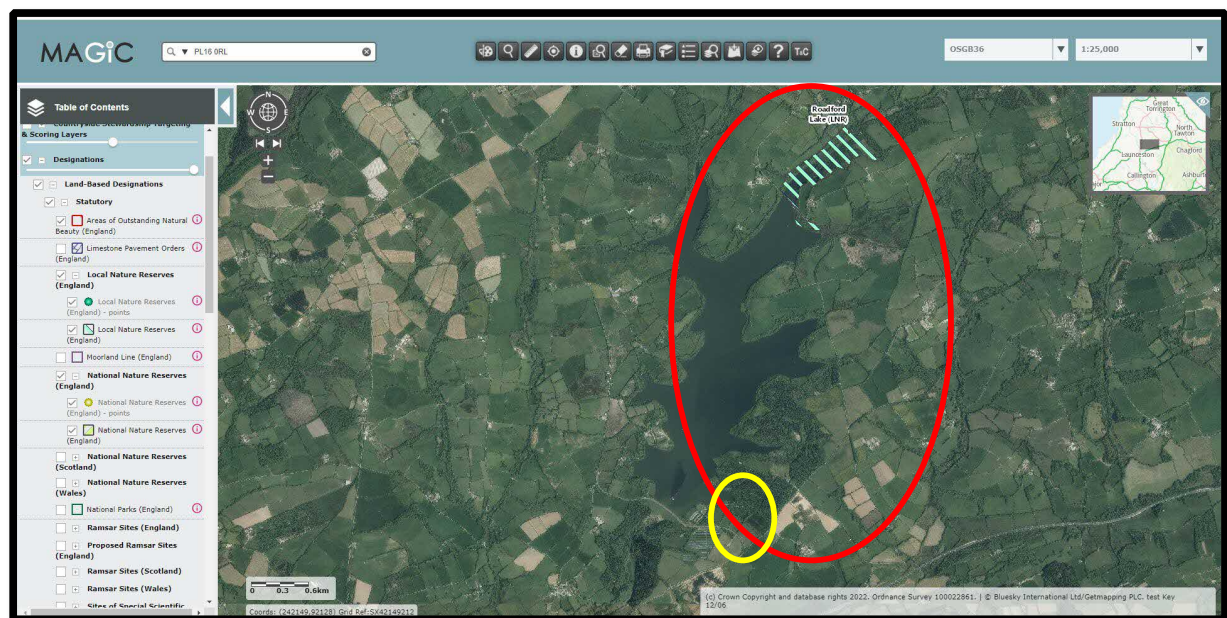
SW Lakes Trust – Devon

<https://www.swlakestrust.org.uk/>

SW Lakes Trust offer wedding venues across Devon, Cornwall and West Somerset. They are very flexible to requirements of couple and allow discos, live bands and walks around the special interest sites for large numbers of guests.

One example is Roadford Lake – this includes a local nature reserve with rare protected dormice on site <https://www.swlakestrust.org.uk/roadford-lake-cafe-and-venue> MAGIC maps below shows the whole site (larger red circle) which includes a nature reserve and the smaller yellow circle which indicates the Roadford Lake café and venue including ample outdoor space for all layout styles. Maps of walks around the lake are provided and guests are able to access the nature reserve area via a public bridle way.

Quote from their website: “Overlooking beautiful views across the lake, Roadford Lake is a unique venue for your wedding, meeting, celebration or event.”



Lower Grenofen, Tavistock, Devon

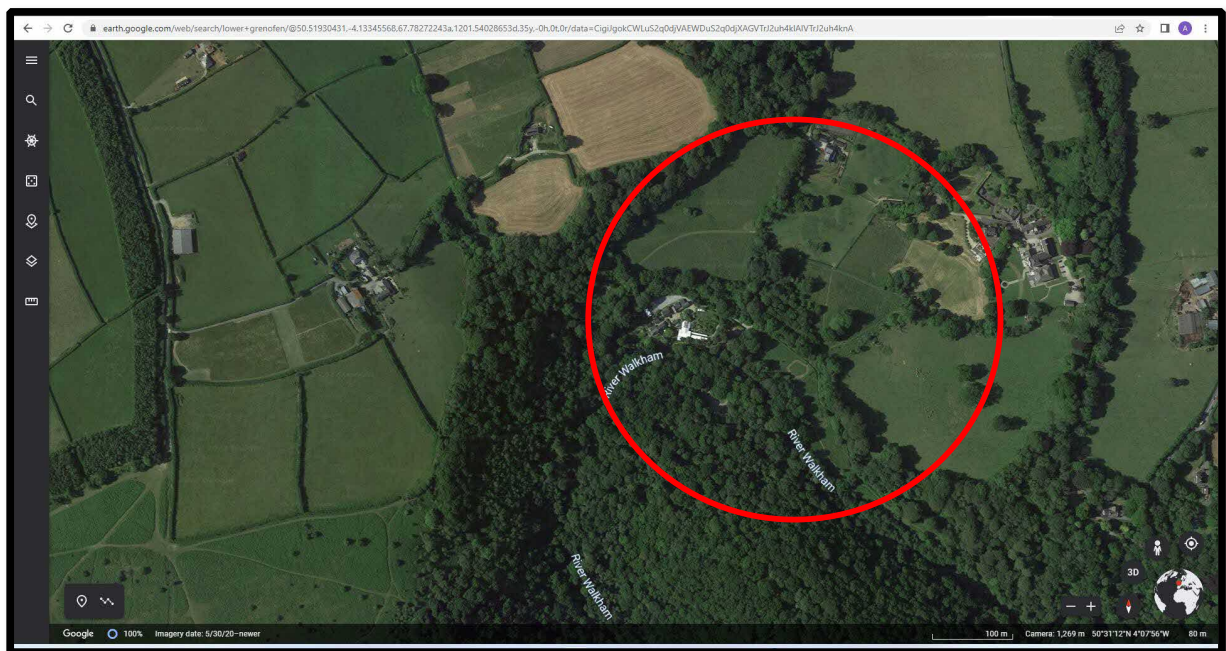
<https://lowergrenofen.co.uk/>

Site is 46 acres of woodland and gardens on the banks of the River Walkham. The site is within the Tamar AONB (red dotted area on MAGIC map shown) and part of the grounds are a SSSI woodland (green solid area on MAGIC map shown). The SSSI is notified for rare lichens and moss and for the rare brown fritillary butterfly.

The website quotes “We love our little corner of Devon and Dartmoor. Don’t just take our word for it, it’s protected by numerous designations including the UNESCO West Devon Mining Landscape Heritage site, the Tamar Area of Outstanding Natural Beauty (AONB), our woods are designated a Site of Special Scientific Interest (SSSI), so all in all, a pretty special place.”

The website further states “There are no restricted areas in the garden so you’re free to wander round all the gardens and the woods during your stay with us.”

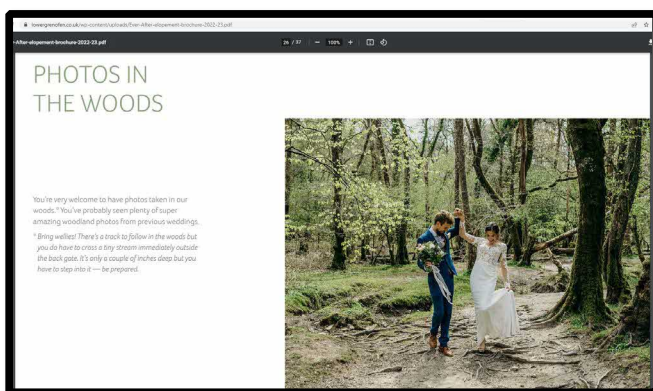
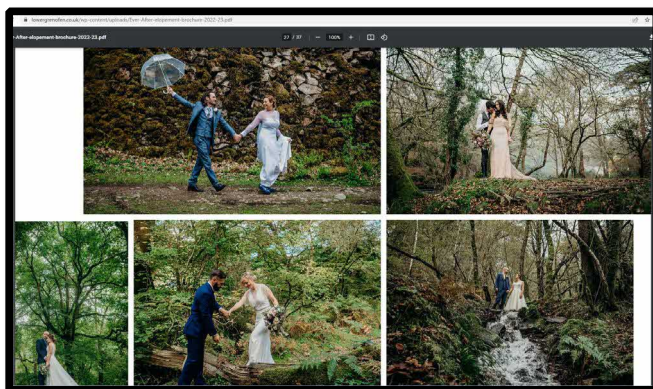
The following images show the site and it’s use - which very much includes use of the SSSI woodland and AONB by hirers for use for their wedding/events



Google Earth image of the Lower Grenofen site



MAGIC map showing Lower Grenofen site which includes areas of the Tamar AONB (red dots) and SSSI (green block) woodland all of which are part of the venue hire for wedding couples and their guests.



Images taken from the Lower Grenofen wedding venue brochure, showing use of the SSSI woodland areas by hirers.

Warmell, Dorset

<https://www.warmwell-house.com>

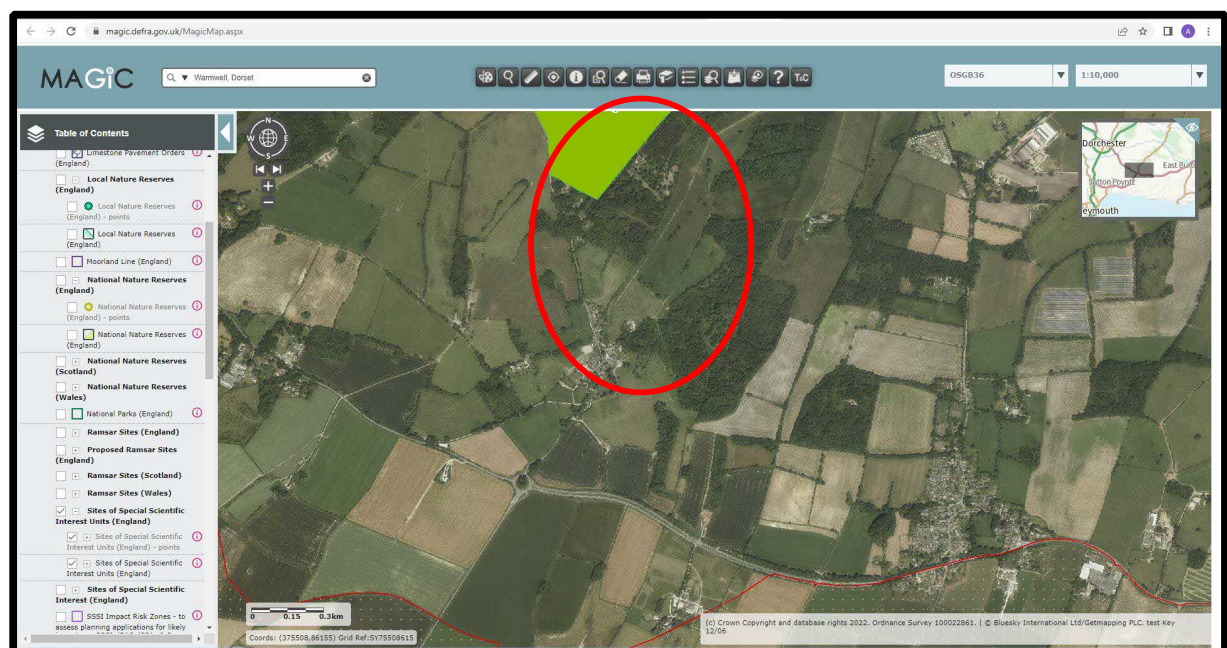
Warmwell House wedding/event venue is in Dorset. Hire of the venue includes access to the 1,000 acre estate encompassing SSSI heathland.

Website quote “The historic Warmwell Estate encompasses over 1000 acres of mixed livestock farm, ancient woodland and the conservation village – several characterful properties and a 13th century church. We are also privileged to have some rare SSSI heathland with Exmoor ponies and Shetland cattle, and will often be treated to glimpses of deer, hares, and plenty of interesting birds.

There is additional accommodation on the estate should you need it. The estate’s gatehouse – White’s cottage – and for the more adventurous, two luxurious shepherds’ huts. We encourage guests to make the most of the estate; taking in the breath-taking views, exploring the grounds, walking the scenic footpaths and losing yourself.”

A further quote from the website states “Warmwell Heath is a SSSI site with Exmoor ponies and many rare species of birds, butterflies and wild flowers.”

The venue brochure invites guests to “Go for a stroll around the 1,000 acre estate, play tennis or just relax and chat with your friends.” For the avoidance of doubt the 1,000 acre estate includes SSSI land. Warmwell Heath SSSI is shown as part of the estate within the red circle below. This is an area that guests are invited to use as part of their hire of the venue and as part of their wedding/event experience.



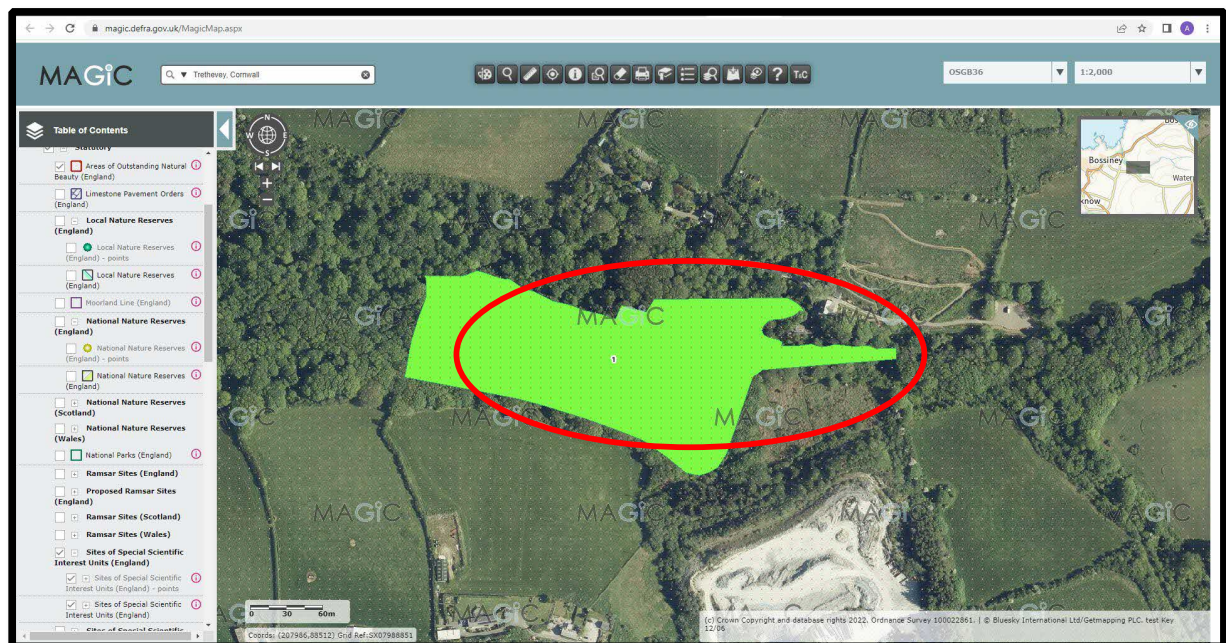
St Nectans Glen, Tintagel, Cornwall

<https://www.st-nectansglen.co.uk>

SSSI due to rare specimens of plants. Licensed for weddings and also offer hand-fastings. Provide a team of staff to help organize events. Website quotes include “St Nectan’s Glen, with its exquisite naturally formed waterfalls, creates a beautiful haven of peace and tranquility in the hidden Cornish valley and therefore provides the ideal setting for your celebration”



Google earth image showing St Nectan’s Glen waterfalls which is where aspects the weddings take place and within the designated SSSI area.



MAGIC map showing St Nectan’s Glen and waterfall area where weddings take place within the SSSI area (in green) and within the AONB (red dots)

Walthamstow Wetland Centre

<https://walthamstowwetlands.com/>

Walthamstow Wetlands is a Site of Special Scientific Interest. It also forms part of the Lee Valley Special Protection Area and is on the Ramsar List of Wetlands of International Importance.

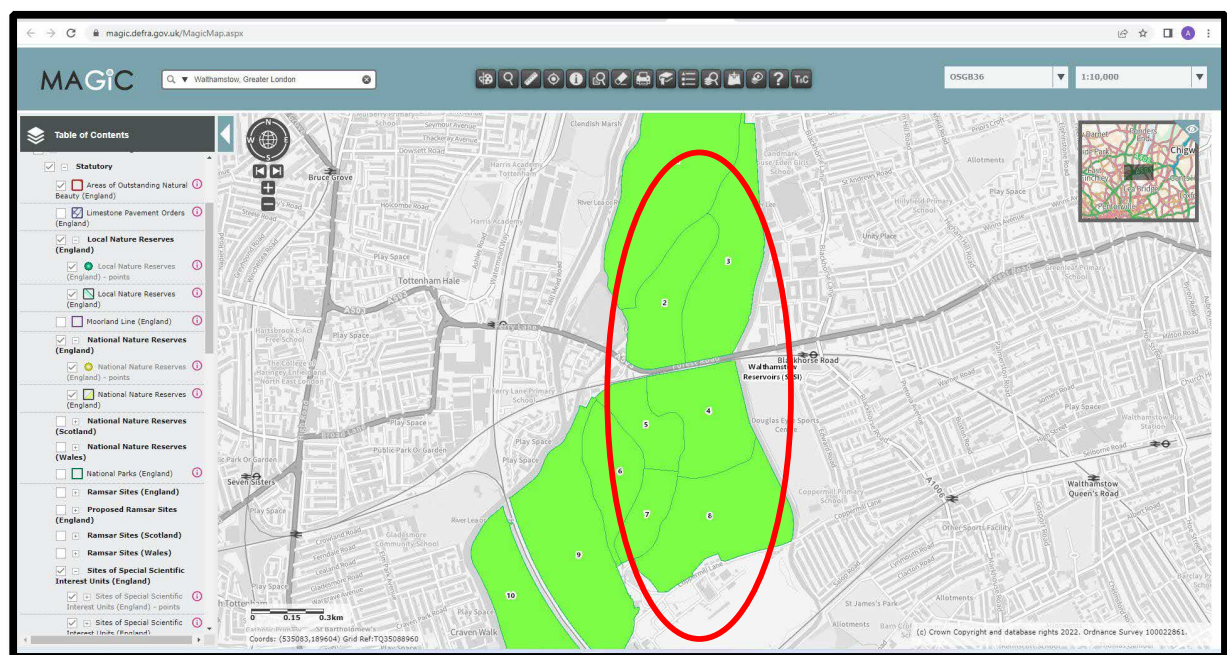
10 reservoirs offer a haven for overwintering wildfowl, such as pochard and gadwall, and are regionally important for breeding birds such as grey heron, tufted duck and little egret. Swifts visit during the spring and kingfisher and peregrine falcon can be seen all year round. It has a heronry of some 40 nests (conservative estimate).

In addition to birds, Walthamstow Wetlands is home to invertebrates such as damselflies, dragonflies, speckled wood butterflies and thick-kneed beetles, and a number of different species of bats and amphibians.

Website quotes “ Founded in 1980, London Wildlife Trust is a driving force for nature conservation across the capital. We are proud to say that profits raised from the private hire of our venues at Woodberry Wetlands, Walthamstow Wetlands and Camley Street Natural Park, are invested back into the crucial conservation work and ongoing care of the Trust’s nature reserves.

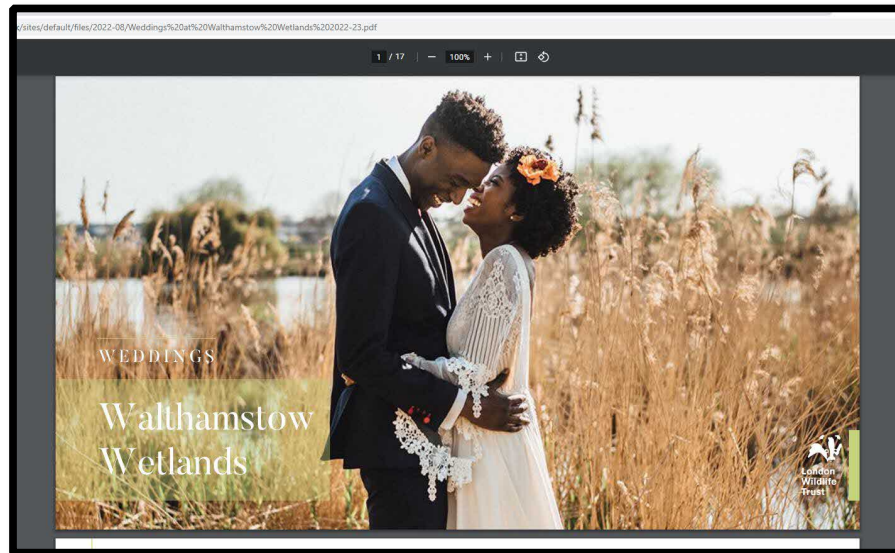
Our wonderfully unique spaces can be hired for a wide range of events, whether it be an intimate family dinner or large corporate summer party, to a grand wedding with your nearest and dearest. All of our venues possess a beautifully wild character, guaranteed to leave an impact on your guests.”

Weddings started here in 2017. They are held at Walthamstow, Woodberry and Camley Street sites. The events can be large or small. Guests are allowed (invited) to enjoy a walk around the sites and DJ’s or live bands are permitted. The whole of the wetland space is very much part of the wedding/event experience and access to the SSSI site shown below is included in the venue hire experience. This is most definitely part of any wedding.



The wedding brochure for the Walthamstow Wetlands specifically states “Your guests are welcome to explore the nature reserve before or immediately after your ceremony.”

Image below taken within the Nature reserve/SSSI area – part of the venue hire experience.



Brockholes Nature Reserve, Lancashire – Lancashire Wildlife Trust – Nature reserve

<http://www.brockholes.org/>

<https://www.brockholes.org/weddings?fbclid=IwAR0ZUlsq42RLGylj1KnV-3zz8Mr4CG8EXXvPkn9K4gWV8DQo9YKKZLZjaZY>

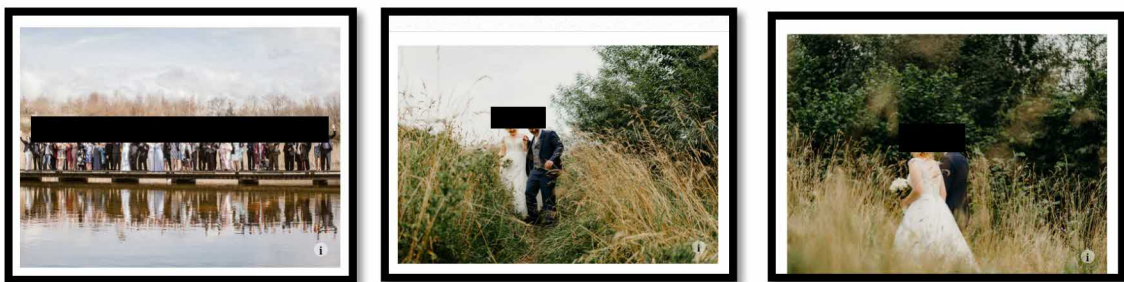
Brockholes is a 250 acre reserve of wetlands and woodlands. Brockholes is a young nature reserve and as such MAGIC maps have not updated to show this.

Website quote states this is a “unique, award winning, Lancashire wedding venue is hidden within beautiful Brockholes nature reserve; offering a truly memorable setting for your wedding. Along the banks of the river, in our ancient woodland or with the sun setting across the lake, our 250-acre nature reserve provides a stunning stage for your photographs.

Set in the heart of a Lancashire Wildlife Trust wetland nature reserve, our eco-friendly wedding venue floats on the lake amongst the reeds. What’s more, by choosing us for your special day you are supporting vital conservation work to help protect local wildlife.”

It goes on to quote, “The banks of the river, our ancient woodland, the boardwalk over sparkling Meadow lake; each corner of our tranquil nature reserve is a stunning backdrop for wedding pictures.

Take a look at the beautiful images from real Lancashire weddings at Brockholes, below, to gather inspiration for your own big day and experience what saying “I do” surrounded by nature is really like.”

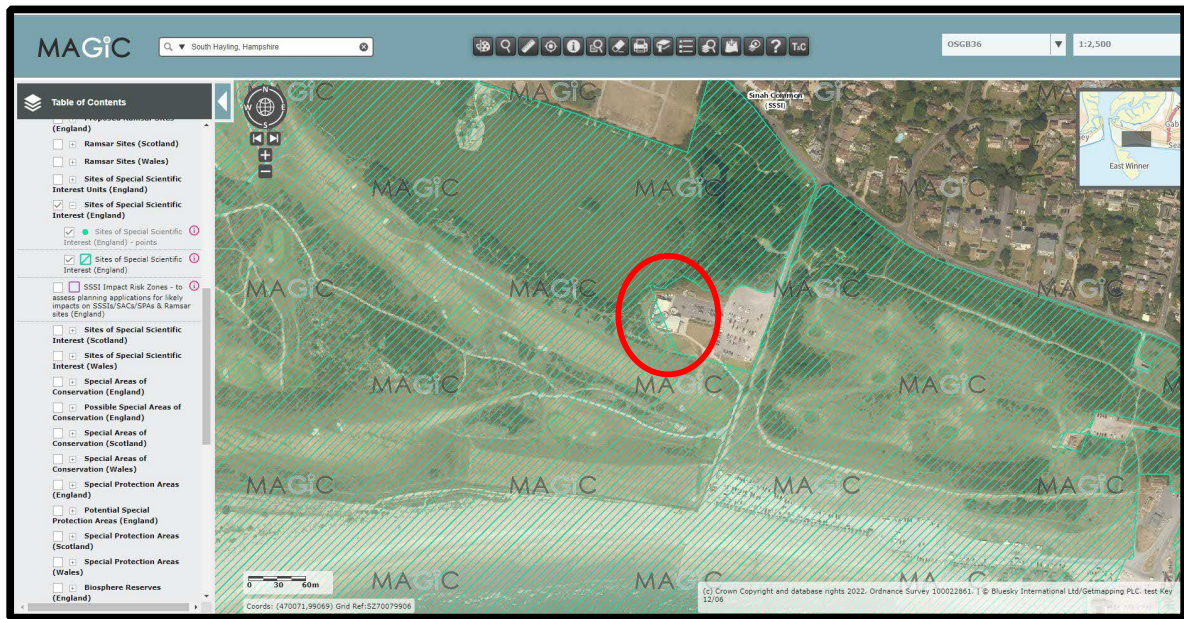


Wedding photos taken within the reserve at Brockholes.

Hayling Island Golf Club SSSI

<https://www.haylinggolf.co.uk/>

Hayling Links golf course forms part of the Sinah Common SSSI – important for its different grasses. The club regularly holds events including weddings and parties and corporate events on the site. The SSSI status illustrated by MAGIC maps using the aerial photography view clearly illustrates the Golf Club structures used for weddings/events are within the SSSI area. Furthermore, the SSSI area includes the golf course itself which is used daily for golfing, access by players and spectators, the public and for the purpose of holding aspects of events.



Manor Farm, Upton Cheyney

<https://www.manorfarmuptoncheyney.com/>

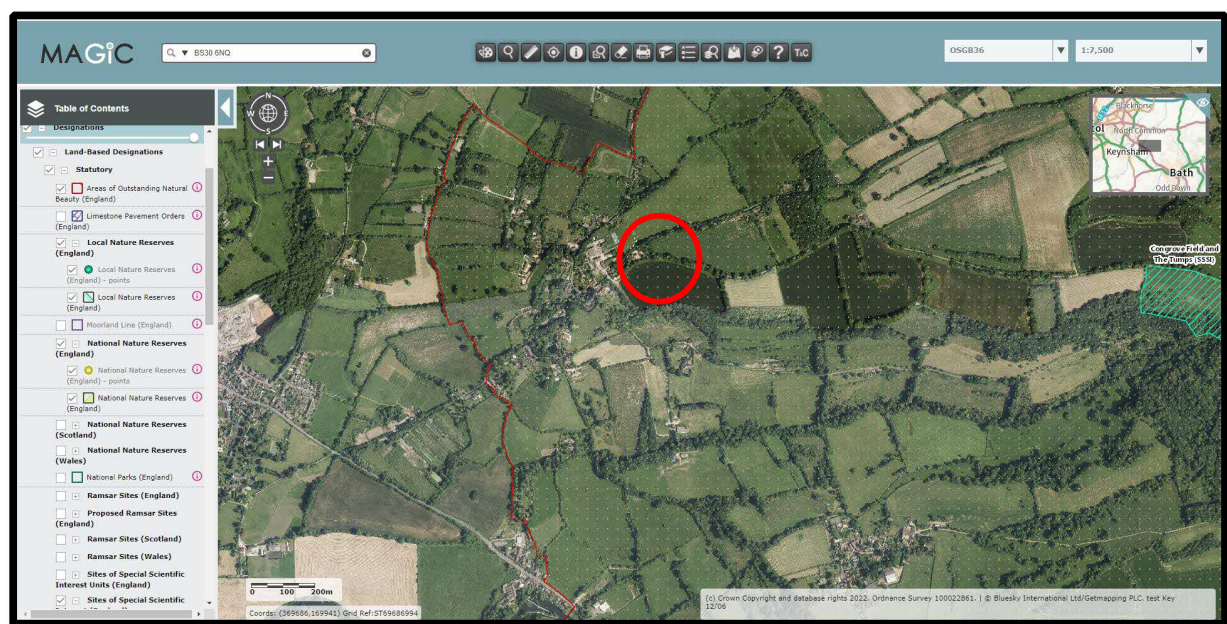
This is a DIY wedding venue with glamping accommodation. They also offer corporate events, retreats and workshops.

Website quote “The farm has an SSSI (Site of Special Scientific Interest) and runs with OEL and HLS agreements at its core.”

Further quote “Whether it’s a pop-up restaurant, an anniversary, a birthday party or a charity event, we have a number of spaces available to host special occasions.”

Further quote “we believe that regenerative methods, and diversification are the future of British farming.”

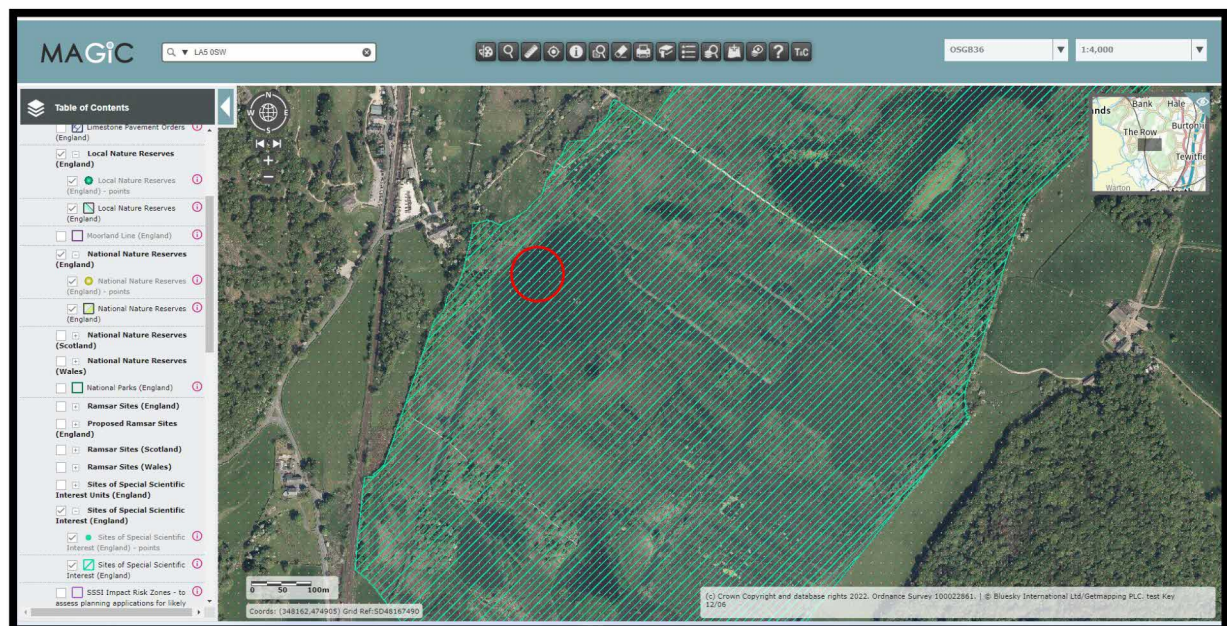
MAGIC maps shows the site within the AONB and the nearby SSSI.



Leighton Moss Reserve, Silverdale, North West England

<https://www.weddingbooker.com/venue/rspb-leighton-moss-nature-reserve>

Have a civil license for ceremonies and sites for weddings within the Reserve.



MAGIC map shows AONB (red dots) and SSSI area (green stripes) overlaid on aerial photography view. Red circle denotes Lillian's Hide within the SSSI area and which is a site where couples marry surrounded by their guests. This area is also a RAMSAR area, but the overlay would mean it was harder to see the landscape beneath it.



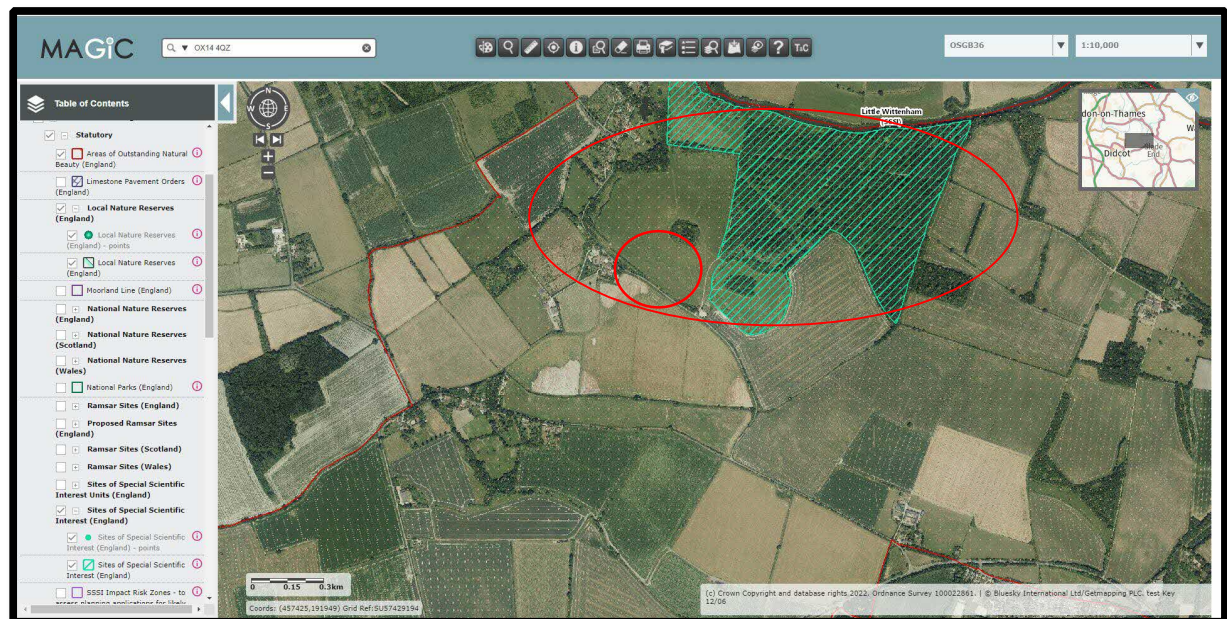
Photos clearly shows a happy couple and guests celebrating beside Lillian's Hide within the Leighton Moss Reserve AONB, SSSI and RAMSAR area.

Fison Barn Wittenham Clumps (Earth Trust Site) South Oxfordshire

<https://earthtrust.org.uk/about/venue-hire/wedding-venue-hire/>

Can have weddings of up to 200 guests – licensed for civil ceremonies and also have hand-fasting and humanist ceremonies at various green locations across the site. Started weddings in 2009. Weddings help the trust to raise funds to care for their special spaces.

The event site is very much within the AONB (shown in red dots on the MAGIC map below). The wider site also incorporates SSSI land in Little Wittenham Woods (shown in green stripes in the MAGIC map) which visitors are encouraged to visit. The larger red circle indicates the Earth Trust site which guests may visit and the smaller red circle indicates the Earth Trust centre within the AONB.



Itchenor Sailing Club Chichester – Itchenor

<https://www.itchenorsc.co.uk/ashore/your-wedding-at-isc-1>

Itchenor Sailing Club is located within the Chichester Harbour AONB and includes pontoon and decking structures used by wedding guests within the Chichester Harbour SSSI. The club area is used for weddings and events without any of the mitigation measures in place at Tournerbury. It is heavily promoted as a wedding venue and is immediately adjacent to the Chichester Harbour Conservancy Office.

The Chichester Harbour Conservancy (who are primary objectors to the Tournerbury applications – not Statutory Consultees as wrongly stated by [REDACTED]) are a Landlord to Itchenor Sailing Club and perversely receive rent from the success of Itchenor Sailing Club's weddings and events.

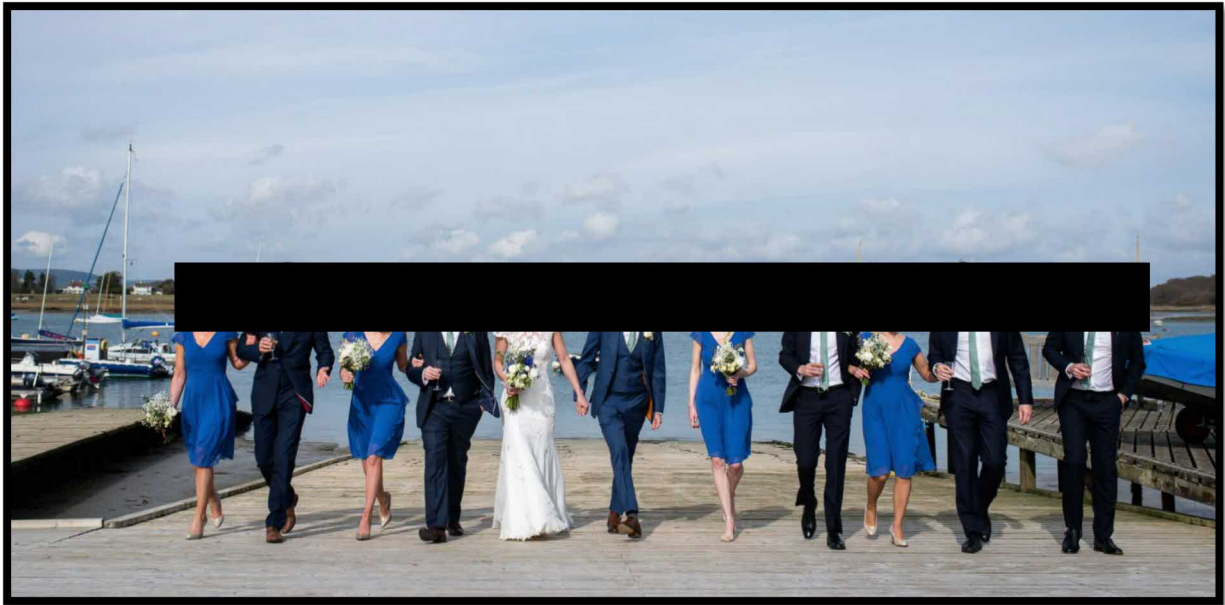
Use of the waterfront facilities (in the SSSI and AONB and the club house (in the AONB)) are promoted to potential wedding guests.

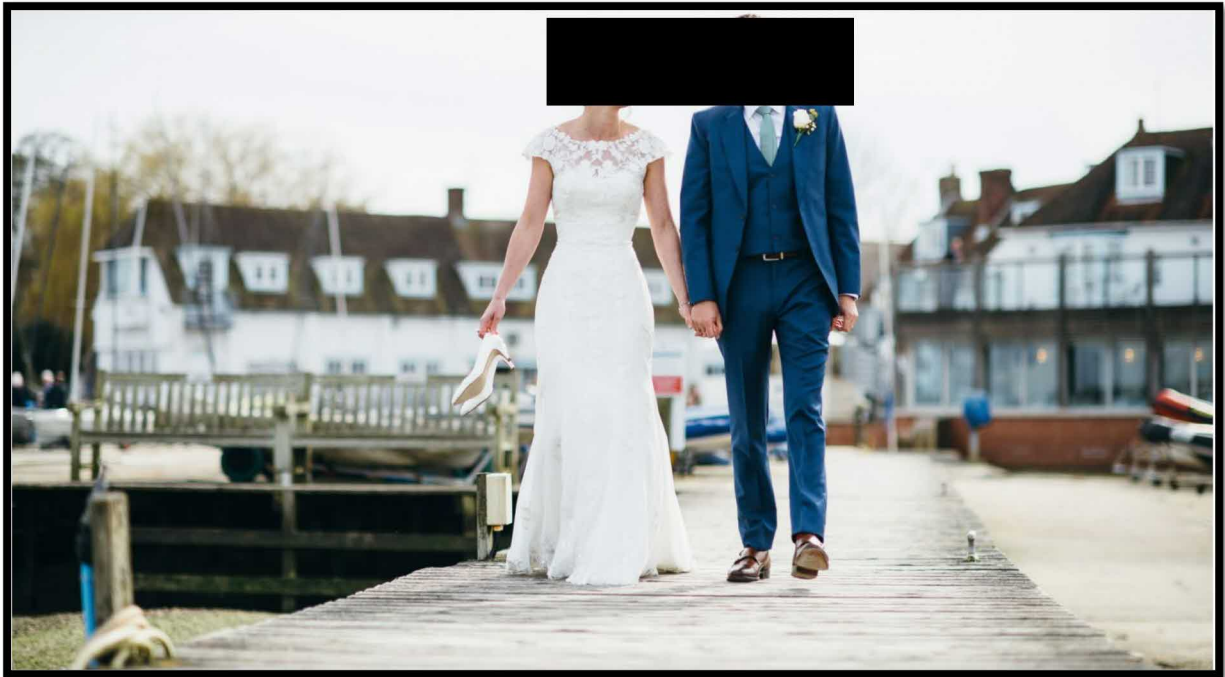
See below for a MAGIC map of the site including the SSSI areas used by guests accompanied by photos of guests using the SSSI areas. The map is shown in "photo" mode to assist readers in understanding the relationship of the Club House to the SSSI space (green line shading) which is also included in the venue hire marketing and used extensively by guests as shown in the accompanying photos. The red circles in the MAGIC map denote the area of AONB and the SSSI is shown in green line shading.

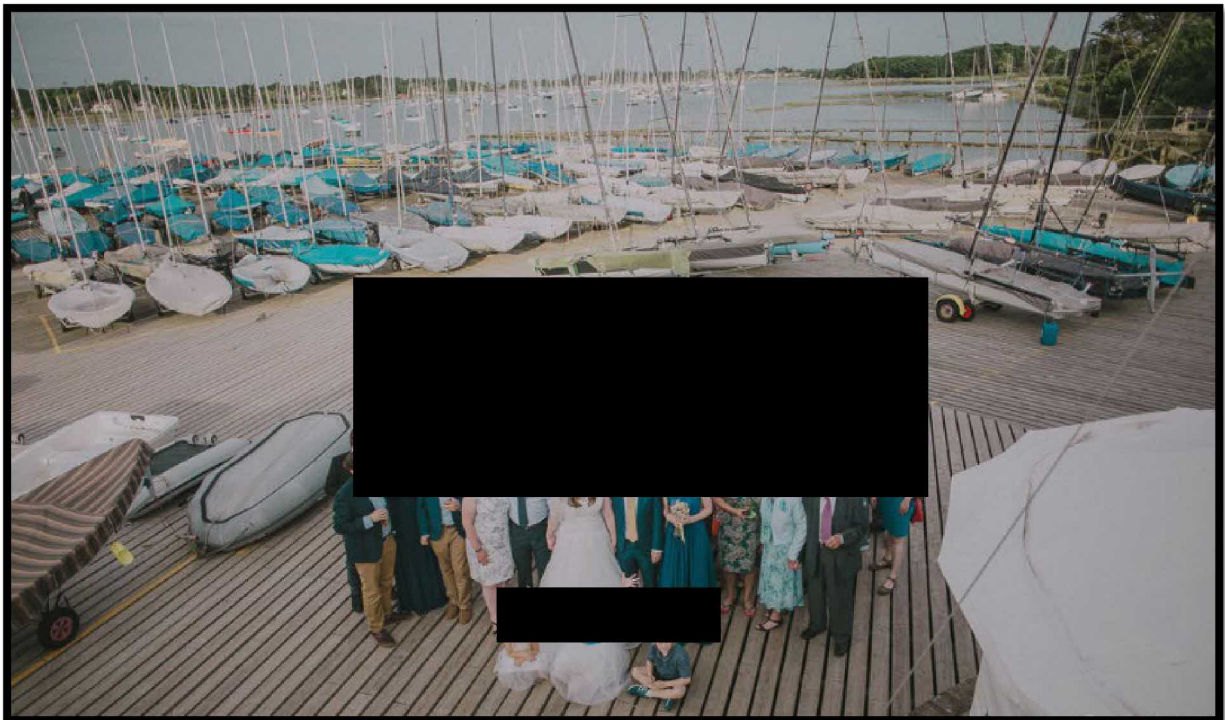
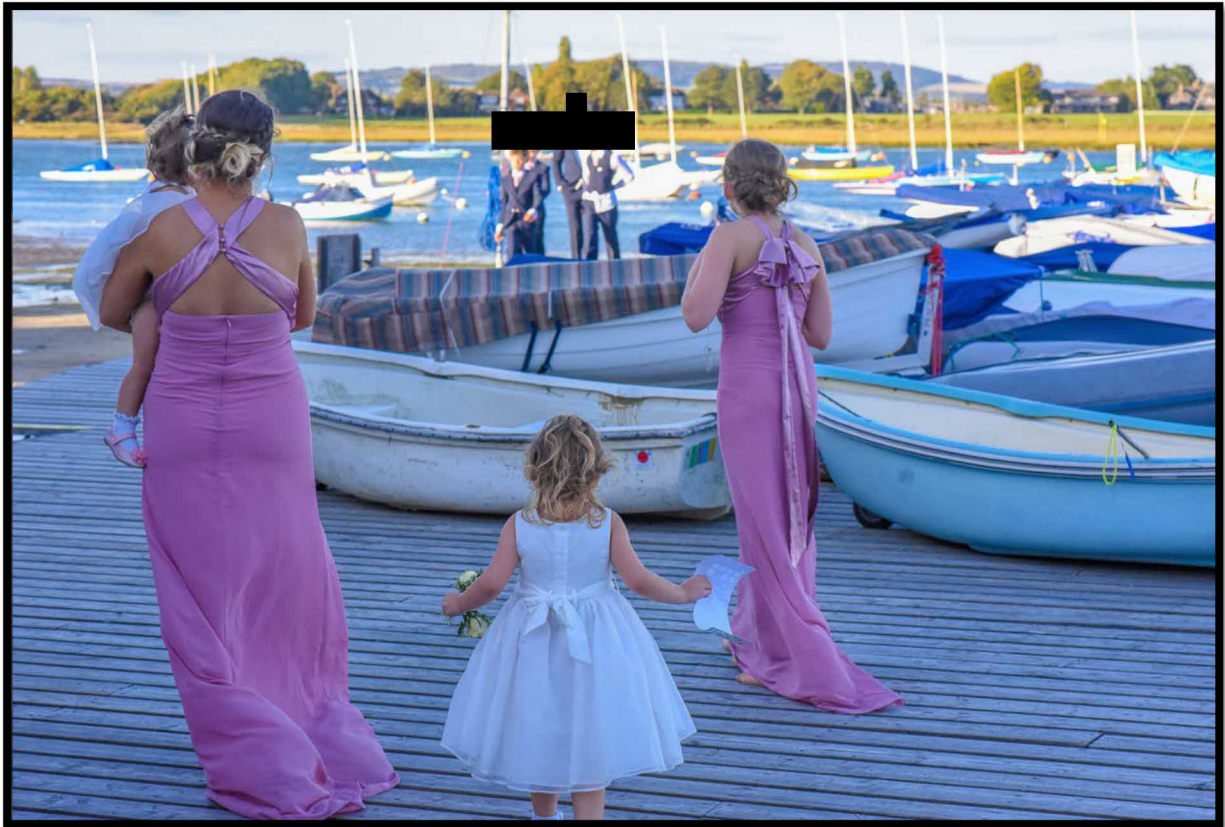
All the photos of wedding guests below show guests using the areas designated as SSSI, without any of the mitigation that Tournerbury has.

It is worth mentioning that the whole of the Chichester Harbour SSSI is used for recreational and leisure purposes by a great many members of the public each and every day of the year.





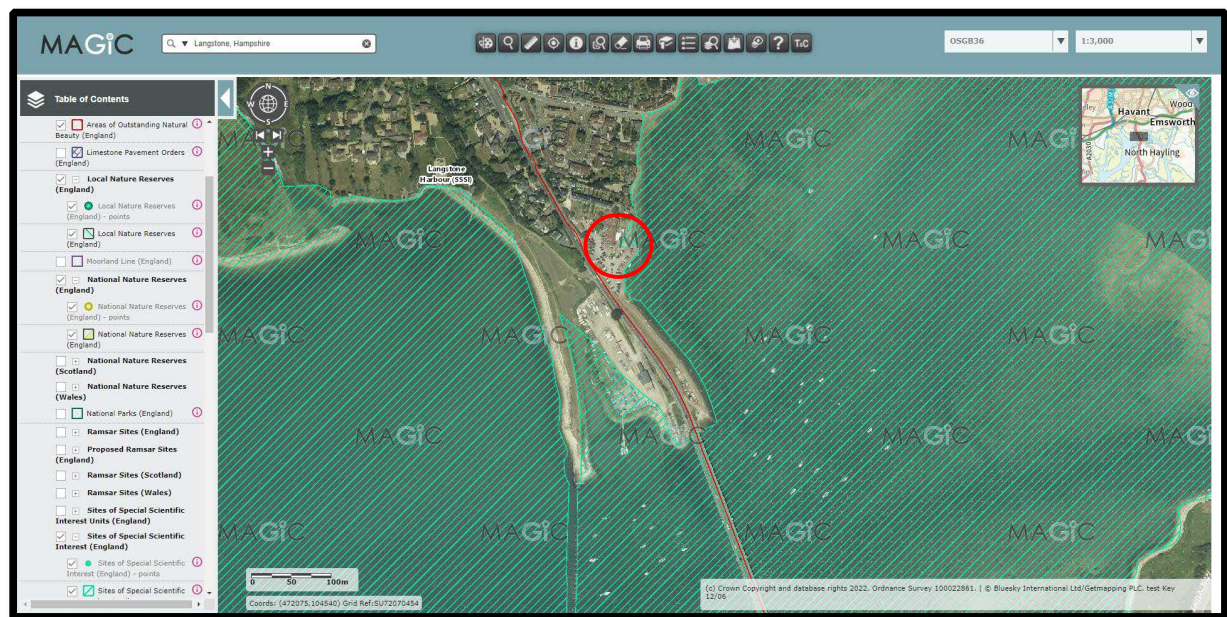




The Ship Inn at Langstone

<https://www.shiplangstone.co.uk/>

This popular local pub (also a wedding and event venue) is within the AONB and immediately adjacent to the Langstone Harbour SSSI. Guests are able to wander freely and without mitigation into the SSSI area for the duration of their venue hire. The AONB is shown in red dots on the MAGIC map and the SSSI in green stripe. Guests can freely access the SSSI area there is no barrier and no restrictions or mitigation.



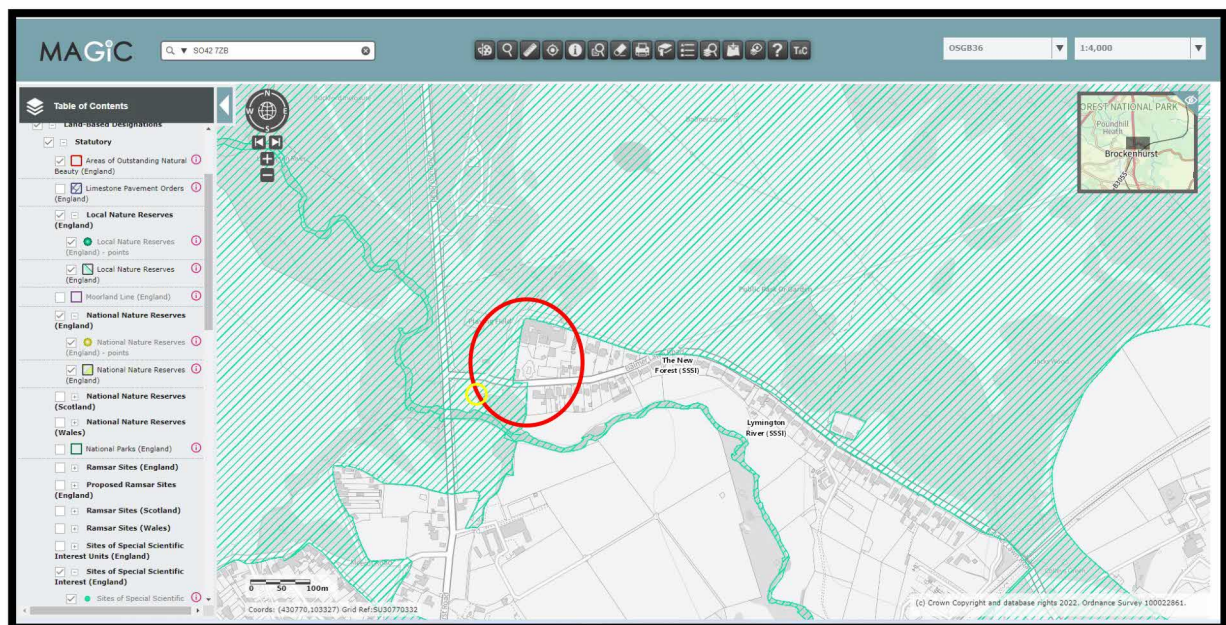
New Forest wedding venues

There are multiple wedding venues within the New Forest and multiple camping sites. All these are very much in the middle of the SSSI area that covers the forest. Examples include Balmer Lawn where the photos below were taken within the SSSI area – the approximate location of the first photo is marked with a yellow circle on the map shown.

The Balmer Lawn hotel states in their wedding literature *“There’s Direct Access to the New Forest. Whilst you are with us you are just a few steps from the beautiful new forest national park. There is no need to drive to a separate location for your photo shoot.. it’s on our doorstep. If your guests want to go for a walk to spot some wild ponies they can!”*



The MAGIC map below shows the location of the Balmer Lawn hotel (red circle) including areas/spaces that hirers may use for aspects of their day.



Other examples include The Pig with SSSI on its doorstep and nearby Roundhill and Setthorn campsites within the SSSI, to name some of many. The New Forest national park and its' SSSI status do not preclude its use for leisure and recreational purposes as it is used in this way each and every day.